



STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

2021 Washington State Energy Code Development
Energy Code Proposal Short Form

For editorial **Coordination, Clarifications & Corrections** only,
without substantive energy or cost impacts

Code being amended: ☒ **Commercial** Provisions ☐ **Residential** Provisions
(A MS Word version of the code is linked to the name)

Code Section # **C406.1 Additional energy efficiency credit requirements**

Brief Description:

Clarify which space conditioning categories are subject to C406 compliance and the minimum number of credits required for each. Include additional language for areas addressed in SBCC Opinion 20-05.

Proposed code change text: (Copy the existing text from the Integrated Draft, linked above, and then use underline for new text and ~~strikeout~~ for text to be deleted.)

C406.1 Additional energy efficiency credit requirements. New buildings and changes in space conditioning, change of occupancy and building additions in accordance with Chapter 5 shall comply with sufficient packages from Table C406.1 so as to achieve a an area weighted average minimum number of ~~six credits~~ per square foot of floor area, determined as follows:

1. Conditioned spaces and semi-heated spaces shall achieve a minimum of six credits ~~per square foot of floor area.~~
2. Unconditioned spaces, open parking garages, enclosed parking garages, low energy spaces in accordance with Section C402.1.1.1, equipment buildings in accordance with Section C402.1.2, and building additions that have less than 1,000 square feet of conditioned floor area shall achieve a minimum of three credits ~~per square foot of floor area.~~
3. Each area ~~Discrete building areas~~ shall be permitted to apply for different credit packages ~~provided all areas in the building comply with the requirement for six credits.~~ Areas included in the same permit ~~within mixed-use buildings~~ shall be permitted to demonstrate compliance by an area weighted average number of credits per square foot of floor area by building occupancy achieving a minimum number of six credits.

Exceptions:

1. ~~Low energy spaces in accordance with Section C402.1.1.1 and equipment buildings in accordance with Section C402.1.2 shall comply with sufficient packages from Table C406.1 to achieve a minimum number of three credits.~~
2. ~~Building additions that have less than 1,000 square feet of conditioned floor area shall comply with sufficient packages from Table C406.1 to achieve a minimum number of three credits.~~

Purpose of code change:

1. Clarify how to determine the target required minimum number of credits. The language “credits per square foot of floor area” provides a clear unit of measurement by which projects may demonstrate compliance via an area-weighted approach.
2. Clarify that *unconditioned spaces* (definition to be added to Section C202 General Definitions), shall achieve 3 credits per square foot of floor area, as stated in SBCC Opinion 20-05, Questions 2 and 3.
3. Clarify that enclosed parking garage areas, which do not fall under any existing space conditioning categories or either of the existing exceptions to C406.1, shall achieve 3 credits per square foot of floor area, as stated in SBCC Opinion 20-05, Question 2. This is defined in the 2018 International Building Code:

406.6 Enclosed parking garages.

Enclosed parking garages shall comply with Sections 406.2, 406.4 and 406.6.

406.6.1 Heights and areas.

Enclosed vehicle parking garages and portions thereof that do not meet the definition of *open parking garages* shall be limited to the allowable heights and areas specified in Sections 504 and 506 as modified by Section 507. Roof parking is permitted.

4. Clarify that *open parking garage* areas, which do not fall under any existing space conditioning categories or either of the existing exceptions to C406.1, shall achieve 3 credits per square foot of floor area, as stated in SBCC Opinion 20-05, Question 5.
5. Clarify that portions of buildings may achieve different C406 credits, as stated in SBCC Opinion 20-05, Question 6. The intent of the language “discrete building areas” is to allow for distinct areas, regardless of occupancy classification, may comply with a package from Table C406.1, with the associated points applied only to the square footage of that distinct area.

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